



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION 5
77 WEST JACKSON BOULEVARD
CHICAGO, IL 60604-3590

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EPA Region 5 Records Ctr.



247749

REPLY TO THE ATTENTION OF:

JUN 27 1997

MEMORANDUM

SE-5J

DATE:

SUBJECT: ACTION MEMORANDUM - Determination of Threat to Public Health or Welfare or the Environment at the Wastex Research #1 Site (Southeast Building) in East St. Louis, St. Claire County, Illinois (Site ID #A596)

FROM: Cindy Nolan, On-Scene Coordinator
Emergency Response Section II

TO: William E. Muno, Director
Superfund Division

THRU: Rick Karl, Chief
Emergency Response Branch

I. PURPOSE

The purpose of this memorandum is to document the determination of an imminent and substantial threat to public health and the environment posed by the presence of hazardous substances at the Wastex Research #1 Site, southeast building, (Wastex), located in East St. Louis, St. Clair County, Illinois. At this point, it is anticipated that this removal action will be carried out by J.H. Collier, Inc., the property owner and potentially responsible party pursuant to an Administrative Order on Consent (to be negotiated). There are no nationally significant or precedent-setting issues associated with the response action.

The hazardous substances are flammable materials consisting of approximately 5,000 cans of primer and paint, in addition to flammable material in five 20,000 gallon above-ground tanks. The material was left on site in paint cans and storage tanks and many of the containers are leaking within the defunct southeast building of the facility. Access to the facility had been unrestricted as vandalism and scavenging was ongoing throughout the property. The presence of flammable materials poses a significant risk to public health through fires and direct contact threat to hazardous substances. Removal actions will address all hazardous substances within the building and

decontaminate all structures and equipment as deemed appropriate by the OSC.

The site is not on the National Priorities List (NPL)

II. SITE CONDITIONS AND BACKGROUND

CERCLIS ID No. ILD980606966

A. Physical Location

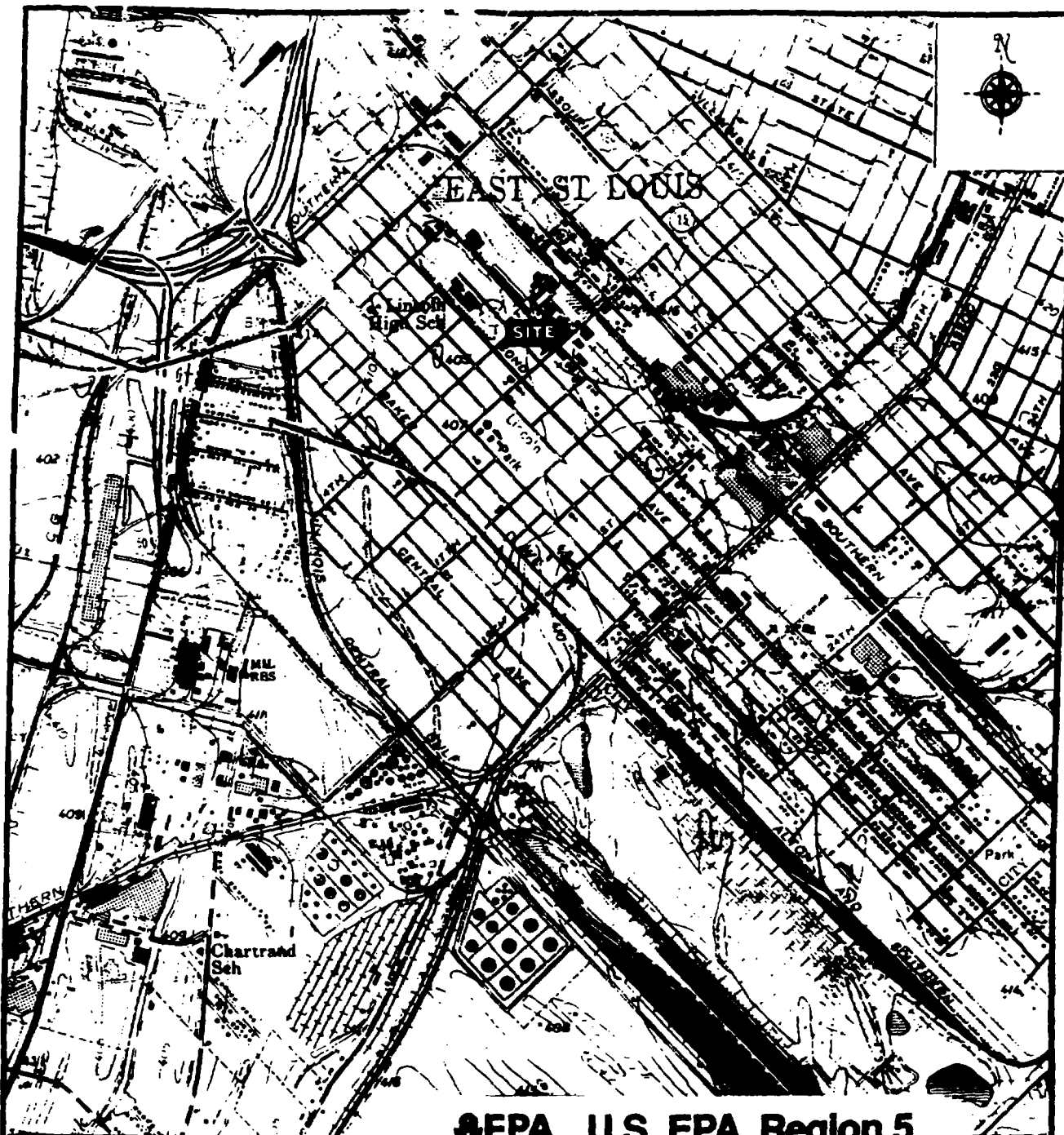
The Wastex site is located at 301 South 15th Street, East St. Louis, St. Clair County, Illinois (Fig. 1). East St. Louis, Illinois is an area that is predominantly minority with low to very low income levels. The coordinates for the site are latitude 38°36'27" North and longitude 90°08'46" West. The site is bordered on the east by the H.H. Hall Construction Co., residential areas are directly across the street to the west and northwest, an unnamed railroad is to the north, and 15th street runs from southeast to southwest (Fig. 2). The population of East St. Louis is approximately 52,000 (U.S. Bureau of the Census 1992), and the Lincoln High School is 0.25 miles northwest of the site. The site occupies approximately 1 acre of land, is relatively flat, with runoff collected by municipal sewers. The nearest body of water is the Mississippi River approximately 0.75 miles west of the site.

B. Site Description and Background

The Wastex site was two separate facilities. The Wastex portion consists of two buildings. The larger building (southeast building) contains five 20,000 gallon above-ground storage tanks and approximately 5,000 cans of paint and primer. The southeast building will be the focus of the removal action. The remainder of the Wastex property contains above-ground tanks, an above-ground fuel oil storage tank area (14 tanks), a loading dock, an unloading terminal, and equipment shed. The second facility was Collier Oil Co., a bulk fuel oil terminal located at the southwest corner of the property. Collier Oil consisted of an office building, loading terminal, and a fuel oil storage area containing twelve (10,000 gallon) above-ground tanks. The site is surrounded by an eight foot chain-linked fence.

C. Current Site Conditions

The current Wastex site as noted on an April 29, 1997 site visit by OSC Cindy Nolan, is a defunct warehouse containing approximately 5,000 cans of primer and paint and five 20,000



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EMERGENCY AND ENFORCEMENT RESPONSE BRANCH

TITLE		FIGURE #
SITE LOCATION MAP		1
SITE		SCALE
WASTEX RESEARCH 1		1:24,000
CITY	STATE	PAN
EAST ST. LOUIS,	IL	
SOURCE	USGS 7.5 MINUTE SERIES	DATE
	CAHOKIA, IL QUADRANGLE	1954
		REVISED
		1974

gallon overhead bulk storage tanks that are leaking flammable material. Ignitable waste has leaked from the first floor onto the basement floor. The basement also contains piping which are wrapped with friable asbestos containing materials (ACM). During the site assessment on May 21, 1997, air monitoring results in areas directly above the 20,000 gallon tanks had a Lower Explosive Limit (LEL) of 94%. Volatile Organic Compounds (VOCs) were found to be between 8-10 ppm. VOC readings near a broken open valve at the bottom of one of the tanks gave readings of 35 ppm. All of this is indicative of an explosive atmosphere.

D. Other Actions to date

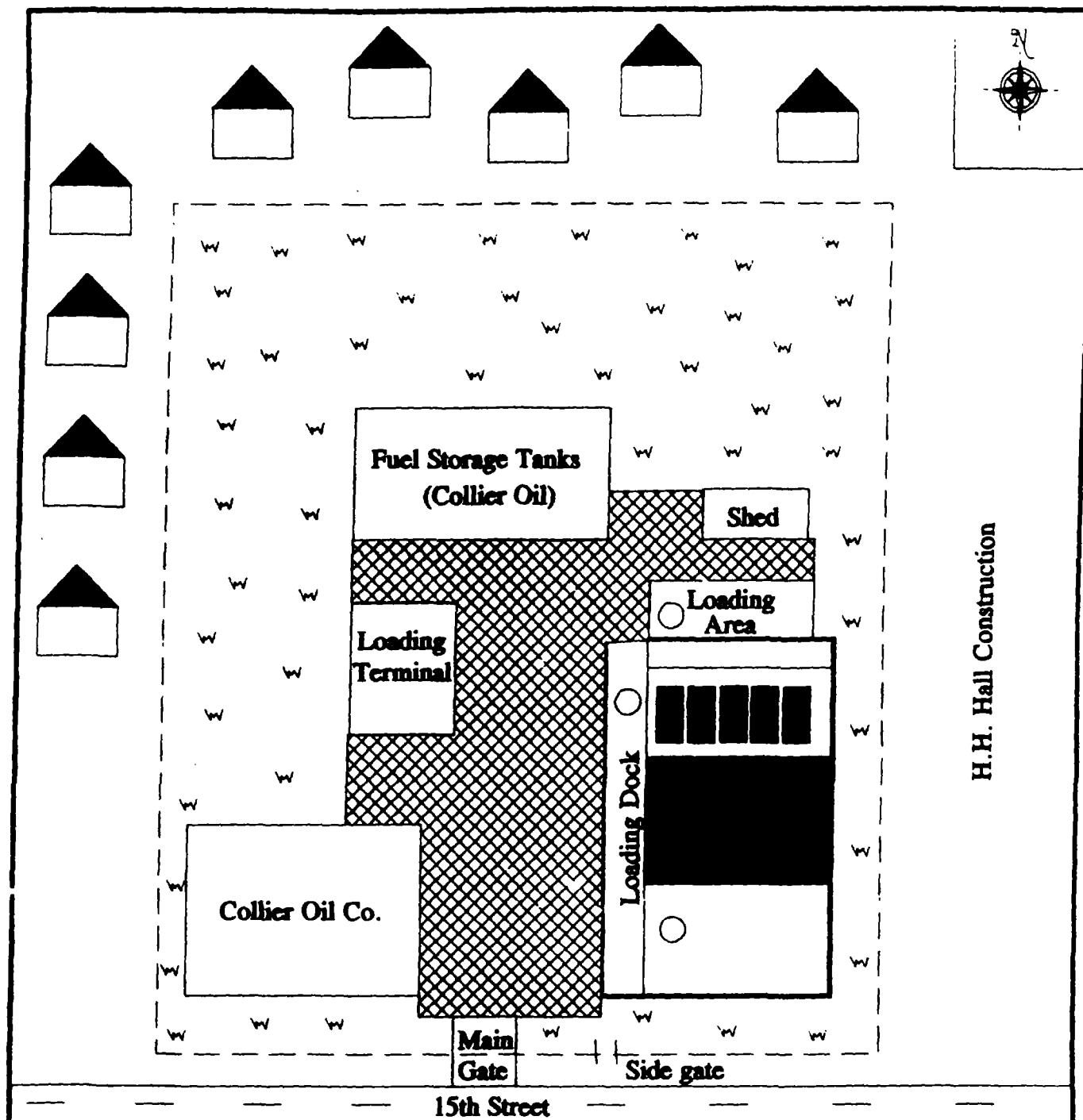
On May 19, 1997, a General Notice of Liability was given to J.H. Collier, Inc. On May 21, 1997, the property owner secured the site by hiring a board-up service to secure access to the building. Numerous locks were placed on doors at the site and No Trespassing signs were posted throughout the site. A signed access agreement was given to the OSC on the same date. On May 23, 1997, the PRP hired Heritage Environmental to sample the tanks for their content as well as the volume of material in the tanks. The analytical results from the tanks are not yet available, however, they will be provided to the USEPA upon receipt and added to the administrative record.

III. THREAT TO PUBLIC OR WELFARE OR THE ENVIRONMENT

Conditions at the Wastex Site present an imminent and substantial endangerment to human health and the environment, based upon factors set forth in paragraph (b) (2) Part 300.415 of the National contingency Plan (NCP). These following conditions exist at the Wastex site:






a) Threat of fire or explosion;

Approximately 5,000 of cans of flammable primer and paint are on site and many are leaking. Approximately 75% of the primer and paint cans are stacked on pallets and the remainder are open and scattered throughout the first floor of the building. Ignitable waste material is leaking through seams and piping from the above-ground tanks. Areas directly above the tanks have an LEL of 94%. The building, although secured, continues to house the primer, paint and above-ground tanks. Analytical results of the paint exhibit the characteristic of ignitability with a flash point of 104° F and the flammable material that is on the floor from the leaking tanks has flash points of 138° F and 139° F. These flash points are below the Resource Conservation and Recovery Act (RCRA) regulatory limit for ignitability of 140° F. Incidents of unauthorized access onto site property and in the



H.H. Hall Construction

LEGEND

-  Residences
-  Fence
-  Bulk storage tanks
-  Drums
-  Paint can storage area

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EMERGENCY AND ENFORCEMENT RESPONSE BRANCH

TITLE		FIGURE #
SITE FEATURES MAP		2
SITE		SCALE
WASTEX RESEARCH I		NOT TO SCALE
CITY	STATE	PAN
EAST ST. LOUIS, IL		DATE
SOURCE		1995
ECOLOGY & ENVIRONMENT		REVISED
		1997

buildings are evident. If vandalism continues, the potential for accidental or deliberate ignition of the flammable materials exists. The storage of these materials in the Wastex Site, in their present condition, constitutes a fire and explosion threat.

- b) Actual or potential exposure to nearby human populations, animals, or the food chain from hazardous substances or pollutants or contaminants;

Actual or potential exposure to nearby human populations exist at the facility due to the presence of large quantities of flammable materials at the site and the sites proximity to a residential area and school. Friable asbestos containing materials (ACM) is located in the basement on site. Analytical results showed 25% chrysotile asbestos. The asbestos is pipe wrap that is within reach and was very easily removed by hand to obtain a sample. Airborne friable asbestos is an inhalation hazard and is known to cause fibrotic scarring of lung tissue, potentially leading to asbestosis, mesothelioma, or lung cancer. Asbestos is regulated under the Toxic Substances Control Act (TSCA) and under the Clean Air Act (CAA).

- c) hazardous substances or pollutants or contaminants in drums, barrels, tanks, or other bulk storage containers that may pose a threat of release;

This factor is present at the facility due to the presence of approximately 5,000 cans of flammable primer and paint and the flammable contents of the above-ground tanks. Improper storage of these paint containers has resulted in the deterioration of the containers and the integrity of the above ground 20,000 tanks, while already leaking, may further deteriorate. Primer and paint cans are stacked haphazardly on pallets of which many are leaking inside the facility.

- d) The availability of other appropriate Federal or State mechanism to respond to the release;

The response actions required to mitigate the threat at the site are currently beyond the resources of the Illinois Environmental Protection Agency (IEPA) and the City of East St. Louis, Illinois. In April 1997, the IEPA contacted Donald Bruce, Chief of Response Section II, and requested U.S. EPA assistance on the site. PRPs located for the site indicate a willingness to perform a cleanup at the site. An AOC is presently being negotiated.

IV. ENDANGERMENT DETERMINATION

The current site conditions, the nature of the hazardous substances on-site, and the potential exposure pathways to nearby populations described in Sections II and III, if not addressed

pose an imminent and substantial endangerment to public health, or welfare, or the environment. Implementation of the response actions selected in this Action Memorandum will mitigate the actual or threatened releases of hazardous substances from this site.

The presence of uncontrolled hazardous substances contained in drums, containers, and tanks represents an imminent and substantial endangerment to local residents. The primer, paint and flammable materials inside the above-ground tanks exhibit an LEL of 94% and flash points between 104° F and 139° F which is below the RCRA regulatory limit for ignitability of 140° F. Asbestos is regulated as a hazardous substance and is listed as such in the Clean Air Act and the Toxic Substances Control Act (TSCA). Due to the continuing difficulties maintaining security at the site and the evidence of children on the property, the actual or threatened releases of these hazardous substances, which site conditions allow, may present a threat of exposure to the public, if response actions addressed in this Action Memorandum are not implemented.

V. PROPOSED ACTIONS

The purpose of this removal action is mitigation of threats posed to public health, or welfare, or the environment by the presence of ignitable waste in tanks, corroding and leaking of approximately 5,000 cans of paint and primer, ignitable waste on the floor, and friable asbestos, all which are on the site. Removal activities at the site will include sampling and characterization of all waste material identified and generated on site, draining of the five (5) 20,000 gallon waste tanks as necessary, cutting up, dismantling, decontaminating and disposing of the tanks, dispose of all waste at an EPA-approved facility, remove and dispose of the asbestos, management of waste water generated on site and decontamination of the building.

Specifically, the following activities are proposed:

- 1) Establish site security;
- 2) Develop and implement a site health, safety and security measures;
- 3) Develop an air monitoring program to be implemented during site activities;
- 4) Sampling and consolidation of all materials found on site;
- 5) Draining of five 20,000 gallon tanks to include sampling, dismantling as necessary, decontaminating and disposal;
- 6) Remove the friable asbestos and disposal at an EPA-

approved landfill which is licensed to accept asbestos;

- 7) Decontaminate all affected building walls and floors;
- 8) Transportation and disposal of all identified hazardous substances, pollutants, wastes, or contaminants at a RCRA-approved disposal facility in accordance with the U.S. EPA Off-Site Rule 40 CFR § 300.440, Federal Register 49215 effective September 22, 1993; and
- 9) Provide a written report of all site activities to include sampling and clean-up activities, disposal logs and copies of manifests.

Threats posed by present conditions at the Wastex Site described above meet the criteria listed in Section 300.415 (b) (2) of the NCP and are consistent with any long-term remedial action which may be required.

Post-removal site control, consistent with the provisions of Section 300.415 (k), will not be required at the Wastex Site Southeast Building.

Applicable or Relevant and Appropriate Requirements (ARARs)

All Federal and State applicable or relevant and appropriate requirements (ARARs) will be complied with to the extent practicable. State ARARs have been requested from Mr. Tom Miller, Project Coordinator, with the Illinois Environmental Protection Agency. Mr. Miller is located in the Collinsville office and is the primary State contact for the site.

VI. CHANGE IN THE SITUATION SHOULD ACTION BE DELAYED

Due to the unrestricted access, frequent vandalism and the proximity to residential properties (across the street), delayed action may result in a potential fire or explosion at the Wastex facility. Given site conditions that may deteriorate, such as increased summer temperatures and children being out of school and in the near vicinity, actual or threatened releases of hazardous substances from the Wastex Site, if not addressed by implementing the response actions selected in this Action Memorandum, may present an imminent and substantial endangerment to public health, or welfare, or the environment. Delayed or no action will increase the potential of the migration of airborne asbestos.

VII. OUTSTANDING POLICY ISSUES

No significant policy issues are associated with the the Wastex Site.

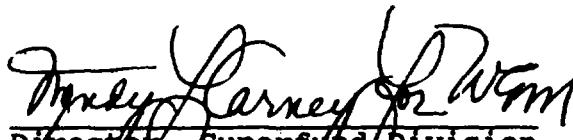
VIII. ENFORCEMENT

The property owner and other potentially responsible parties have been identified and appropriate enforcement action has been initiated. For Administrative purposes, information concerning the enforcement strategy for this site is contained in the Enforcement Confidential addendum. (Attachment I)

IX. RECOMMENDATION

This decision document represents the selected removal action for the Wastex Site Southeast Building, East St. Louis, St. Clair County, Illinois, developed in accordance with CERCLA as amended, and is not inconsistent with the NCP. This decision is based on the Administrative Record for the site (see Attachment II). Conditions at the site meet the criteria of Section 300.415(b)(2) of the NCP for a removal action and I recommend your approval of the proposed removal actions and approval of this Endangerment Action Memorandum documenting threats to public health, and the environment.

APPROVE:


Director, Superfund Division

DATE:

6/27/97

DISAPPROVE:

Director, Superfund Division

DATE:

cc: K. Mould, U.S.EPA HQ 5202G
Don Henne, U.S. Department of the Interior
Custom House, Room 217
200 Chestnut Street
Philadelphia, PA 19106
T. Miller, IEPA, Collinsville, IL

**PAGE 8
BCC PAGE
1 PAGE**

HAS BEEN REDACTED

NOT RELEVANT TO THE SELECTION OF THE REMOVAL ACTION

**ENFORCEMENT ADDENDUM
JUNE 1997
2 PAGES**

HAS BEEN REDACTED

NOT RELEVANT TO THE SELECTION OF THE REMOVAL ACTION

ATTACHMENT II

U.S. ENVIRONMENTAL PROTECTION AGENCY
REMOVAL ACTION

ADMINISTRATIVE RECORD
FOR
WASTEX RESEARCH #1 SITE
EAST ST. LOUIS, ST. CLAIR COUNTY, ILLINOIS

ORIGINAL
JUNE 5, 1997

<u>NO.</u>	<u>DATE</u>	<u>AUTHOR</u>	<u>RECIPIENT</u>	<u>TITLE/DESCRIPTION</u>	<u>PAGES</u>
1	09/28/95	Ecology and Environment, Inc.	U.S. EPA	Focused Site Inspection Prioritization: Site Evaluation Report for the Wastex Research #1 Site	47
2	10/13/97	Miller, T., IEPA	Simon, V., U.S. EPA	Memorandum re: Conditions at the Wastex Site w/Attached Site Drawing	2
3	05/20/97	Hendren, D., Ecology and Environment, Inc.	Wenning, S., Ecology and Environment, Inc.	Memorandum re: Data Quality Review for Polychlorinated Biphenyls (PCBs) at the Wastex Site	25
4	06/19/97	Miller, T., IEPA	U.S. EPA	Memorandum re: April 29 and May 23, 1997 Sampling at the Wastex Site	2
5	06/20/97	Ecology and Environment, Inc.	U.S. EPA	Site Assessment Report for the Wastex Site	57
6	06/26/97	Nolan, C., U.S. EPA	File	Memorandum re: Definition of Lower Explosive Limit (LEL)	1
7	00/00/00	Nolan, C., U.S. EPA	Muno, W., U.S. EPA	Action Memorandum: Determination of Threat to Public Health or Welfare or the Environment at the Wastex Research #1 Site (Southeast Building) [PENDING]	

GUIDANCE ADDENDUM

THE FOLLOWING GUIDANCE DOCUMENTS
ARE INCORPORATED BY REFERENCE
INTO THE ADMINISTRATIVE RECORD

DOCUMENTS MAY BE VIEWED AT
U.S. EPA REGION 5
77 W. JACKSON BLVD.
CHICAGO, IL 60604-3590

<u>NO.</u>	<u>DATE</u>	<u>AUTHOR</u>	<u>RECIPIENT</u>	<u>TITLE/DESCRIPTION</u>	<u>PAGES</u>
1	00/00/00	U.S. EPA	U.S. EPA	Determinations of Imminent and Substantial Endangerment (EPA Delegation No. 14-14-A)	
2	00/00/00	U.S. EPA	U.S. EPA	Administrative Actions Through Unilateral Orders (EPA Delegation No. 14-14-B)	
3	00/00/00	U.S. EPA/ OSWER	U.S. EPA	Entry and Continued Access Under CERCLA (OSWER Directive 9829.2)	
4	01/23/87	Federal Register	Public	Executive Order 12580 (52 FR 2923)	
5	12/03/90	U.S. EPA/ OSWER	U.S. EPA	Final Guidance on ARs for Selection of CERCLA Response Actions (OSWER Directive 9833.3A-1)	
6	05/02/96	U.S. EPA	U.S. EPA	Determination of Imminent and Substantial Endangerment (Regional Delegation No. 14-14-A)	
7	05/02/96	U.S. EPA	U.S. EPA	Administrative Actions Through Unilateral Orders (Regional Delegation No. 14-14-B)	